

RIVER BEND ESTATES MAJOR SUBDIVISION

SITUATED IN THE W¹/₂ OF SEC. 34, T.20N., R.3E., P.M.,
CASCADE COUNTY, MONTANA

CERTIFICATE OF COUNTY COMMISSION:

THE COUNTY COMMISSION OF CASCADE COUNTY, MONTANA, DOES HEREBY CERTIFY THAT IT HAS EXAMINED THIS PLAT OF RIVER BEND ESTATES, AND HAVING FOUND THE SAME TO CONFORM TO LAW, APPROVES IT AT A MEETING HELD ON THE _____ DAY OF _____, 201__.

CASCADE COUNTY COMMISSIONER

ATTEST: _____
CLERK AND RECORDER, CASCADE COUNTY, MONTANA

BY: _____
DEPUTY

CERTIFICATE OF PLANNING BOARD:

WE, THE UNDERSIGNED _____ CHAIRMAN OF THE CASCADE COUNTY PLANNING BOARD, CASCADE COUNTY, MONTANA, AND _____ PLANNING DIRECTOR OF SAID PLANNING BOARD, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT HAS BEEN EXAMINED BY THEM AND WAS FOUND BY THEM TO CONFORM TO LAW AND WAS APPROVED AT A MEETING HELD ON THE _____ DAY OF _____, 201__.

CASCADE COUNTY COMMISSIONER

ATTEST: _____
CLERK AND RECORDER, CASCADE COUNTY, MONTANA

BY: _____
DEPUTY

CERTIFICATE OF COUNTY TREASURER:

I, JAMIE BAILEY, CASCADE COUNTY TREASURER, DO HEREBY CERTIFY PURSUANT TO SECTION 76-3-207(3), M.C.A., THAT ALL REAL PROPERTY TAXES ASSESSED AND LEVIED ON THE LAND DESCRIBED HEREIN, HAVE BEEN PAID.

COUNTY TREASURER OF CASCADE COUNTY, MONTANA DATED _____

BY: _____
DEPUTY

CERTIFICATE OF OWNER:

WE, RICK AND JUDY HIGGINS, THE UNDERSIGNED AUTHORIZED REPRESENTATIVES OF HIGGINS ENTERPRISES, OWNER OF THE SUBJECT PROPERTY DO HEREBY CERTIFY THAT WE HAVE CAUSED TO BE SURVEYED AND PLATTED INTO LOTS, BLOCKS, AND EASEMENT THE FOLLOWING DESCRIBED PROPERTY, TO WIT:

A PARCEL OF LAND SITUATED IN THE W¹/₂ OF SECTION 34, TOWNSHIP 20 NORTH, RANGE 3 EAST, P.M.M., CASCADE COUNTY, MONTANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:

Beginning at the West Quarter Section Corner of Section 34, T.20N., R.3E., P.M.M.T.; thence S. 01°38'E., 5.71 feet to the center of Flood Road The True Point of Beginning; thence N. 56°31'E., 10.3 feet; thence N. 56°31'E., 500.7 feet along said centerline; thence N. 50°27'E., 287.9 feet along said centerline, thence N. 47°34'E., 413.4 feet along said centerline; thence N. 42°26'W., 30.0 feet to the west right of way limit of Flood Road; thence 148.31 feet along a 1489.13 radius curve with a chord bearing of N. 45°26'E.; thence S. 42°25'E., 1165.4 feet; thence N. 89°51'E., 831.7 feet; thence S. 01°57'E., 648.7 feet; thence S. 01°57'E., 1946.6 feet to the South Quarter Section corner of Section 34, T. 20N., R.3E.; thence N. 89°58'W., 1875.4 feet; thence N. 89°58'W., 20.0 feet to the edge of the Missouri River; thence N. 18°41'W., 117.0 feet along said river; thence N. 43°51'W., 136.9 feet along said river; thence N. 64°03'W., 220.0 feet along said river; thence N. 78°37'W., 32.6 feet along said river; thence S. 85°30'W., 64.1 feet along said river; thence N. 80°53'W., 89.6 feet along said river; thence N. 76°35'W., 92.9 feet along said river; thence N. 88°12'W., 79.2 feet along said river; thence N. 71°18'W., 21.9 feet along said river; thence N. 85°54'W., 25.9 feet along said river; thence S. 84°44'W., 54.4 feet along said river; thence N. 01°38'W., 15.0 feet; thence N. 01°38'W., 221.9 feet to the True Point of Beginning of Record 1A containing 170.07 acres.

DECLARATION OF COVENANT:

This declaration made on the date hereafter set forth, by Higgins Enterprises LTD., Owner and Subdivider.

WITNESSETH

That whereas, declarant is the owner of certain property known as River Bend Estates in Cascade County, State of Montana, which is described on the attached plat. Now therefore, Higgins Enterprises LTD, owner of the subject property hereby declares that all of the properties described above shall be held, sold, and conveyed subject to covenants which shall run with the real property and be binding on all parties having any heirs, successor and assigns, and shall bind each owner thereof. The covenants may be revoked for any and all parcels within the subdivision by mutual consent of the owners of the parcels in question and the governing body of Cascade County, Montana; and

DECLARATION OF IMPROVEMENTS GUARANTEE:

We, Rick and Judy Higgins, the undersigned authorized representatives of Higgins Enterprises LTD, owner of the subject property and subdivider, do hereby agree and consent to the terms and conditions of the attached

"IMPROVEMENTS Guarantee" issued by Cascade County.

UTILITY EASEMENTS PER THIS PLAT

The undersigned hereby grants unto each and every person, firm or corporation, whether public or private, providing or offering to provide telephone, telegraph, electric power, gas, cable television, water or sewer service to the public, the right to the joint use of an easement for the construction, maintenance, repair and removal of their lines and other facilities, in, over, under and across each area designated on this plat as "Utility Easement" to have and to hold forever.

RICK AND JUDY HIGGINS, AUTHORIZED REPRESENTATIVES OF HIGGINS ENTERPRISES LTD

DATED _____

CERTIFICATE OF SURVEYOR:

I, DALE E. SCHAEFFER, ENGINEER SURVEYOR, MONTANA REGISTRATION NUMBER 5206, DO HEREBY CERTIFY THAT DURING THE MONTHS OF JULY AND AUGUST 2018, THAT I PERFORMED, OR IT WAS PERFORMED UNDER MY DIRECT SUPERVISION, THE SURVEY THAT THE ACCOMPANYING MAP REPRESENTS AND THAT THIS SURVEY IS IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN 76-3-402 AND 403, M.C.A. AND THAT THE MONUMENTS FOUND AND SET ARE OF THE CHARACTER AND OCCUPY THE POSITIONS SHOWN HEREON.

DATED THIS _____ DAY OF _____, 201__.

DALE E. SCHAEFFER, ENGINEER SURVEYOR, MT REGISTRATION NUMBER 5206

INSET

Oct 08, 2018 - 11:57am - P:\Great Falls\18-30 River Bend Estates\Preliminary Plat Application\Plat18-30_PreliminaryPlat.dwg

SCHAEFFER
ENGINEERING &
SURVEYING

1708 22nd Ave South
GREAT FALLS, MT 59405
406-761-5402

PROJECT #	18-30
DRAWN BY	JRC
CHECKED BY	DES
ISSUE DATE	8/30/2018

RIVER BEND ESTATES
HIGGINS ENTERPRISES LTD
CASCADE COUNTY, MT
PRELIMINARY PLAT

1/4	SEC.	T.	R.
	34	20N	3E
P.M., MONTANA, CASCADE Co.			

REVISIONS		
#	DATE	DESCRIPTION
1	10/8/2018	Sufficiency Review Update

SHEET

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